

Ms Morvan Cameron  
Chief Executive Officer  
Lake Macquarie City Council  
Box 1906  
Hunter Region Mail Centre NSW 2310

Our ref: PP-2023-1124 (IRF23/1563)

Dear Ms Cameron

**Planning proposal PP-2023-1124 to amend Lake Macquarie Local Environmental Plan 2014**

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) and additional information received on 29 May 2023 in respect of the planning proposal to amend the West Wallsend and Holmesville Heritage Conservation Area and Height of Building Maps.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

Considering the nature of the planning proposal I have determined that Council may exercise local plan-making authority functions in relation to the planning proposal. The proposed local environmental plan (LEP) is to be finalised within 11 months of the date of the Gateway determination.

Council should aim to commence the exhibition of the planning proposal as soon as possible. The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the Gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure 2023) is supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Clay Logan to assist you. Mr Logan can be contacted on 6650 7158.

Yours sincerely



22/05/2024

**Jeremy Gray**  
**Director**  
**Hunter and Northern**

Encl: Gateway determination